

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – NOVEMBER 17, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, November 17, 2004, at the Township Municipal Building by Chairman Larry Smith.

Present: Chris Eckert, Dave Gordon, Dick Rodenbach, Dave Johnson, Larry Smith
Matt Connell, Jim Connor, Atty. Tim McManus, Engineer Jeff Schartz, and
Planning Director David Albright.

Absent: None.

The **Pledge of Allegiance** to the Flag was led by Matt Connell.

Minutes. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to approve the minutes as distributed. (7-0)

Submittals:

Audett, John (Land Development Plan) Effort Associates (Plan date 10/12/04) It was the opinion of the Engineer to accept this plan for review. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (7-0) (Received 11/03/04)

Chestnuthill Plaza (Final Land Development Plan) Jeffrey Bartleson, P.E. (Plan date 3/1/04) It was the opinion of the Engineer not to accept this plan for review for reasons set forth in the Engineer's letter dated 11/17/04. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted not to accept this plan for review. (7-0) (Received 11/03/04)

Calderone, Joseph (Minor Subdivision) Lawrence Bailey P.E. (Plan date 10/8/04) It was the opinion of the Engineer to accept this plan for review. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (7-0) (Received 11/04/04)

Plan Review.

KalTac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan. A meeting has been scheduled with Chuck Gould to discuss requirements of the Highway Occupancy Permit and the Traffic Study. Mike asked for the plan to be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (7-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04, and 11/17/04) (**Open-ended waiver signed 1/21/04**) (SEO: testing complete planning module ready for approval)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04, 9/15/04, 10/20/04, and 11/17/04) (**Open-ended waiver signed 10/1/04**) (SEO: nothing to date on this plan)

Blattner, Magda (Minor Subdivision) Steven A. Wright, P.L.S. Two minor changes are needed; they are waivers for pins instead of monuments, and 2' contour intervals. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to approve these waivers. (7-0) On motion made by Matt Connell, seconded by Dave Johnson it was voted to approve this plan and recommend the same to the Supervisors. (7-0) (Plan date 8/30/04) (Received 8/31/04) (Accepted 9/15/04) (Tabled 10/20/04) (**90-day review ends 12/14/04**) (SEO: Testing complete no module submitted)

Effort Mini Storage (Preliminary & Final Land Development) Niclaus Engineering. It was asked that this plan be tabled for tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 10/5/04) (Received 10/5/04) (Accepted 10/20/04) (**90-day review ends 01/05**)

Claude Possinger & Gary Rotondella. (Lot Line Adjustment) Effort Associates. Everything was in order, except a signature is required by Mr. Rotondella. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to approve this plan conditioned upon Mr. Rotondella sign the owner certificate prior to the Supervisors approval. (7-0) (Plan date 8/27/04) (Received 10/5/04) (Accepted 10/20/04) (**90-day review ends 1/20/05**) (SEO: No planning module required)

Western Pocono Community Library. (Minor Subdivision) Niclaus Engineering Corp. It was asked that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 9/30/04) (Received 10/5/04) (Accepted 10/20/04) (**90-day review ends 1/20/05**) (SEO: Testing complete planning module incomplete.)

Poccia, Arnold. (Reverse Subdivision) Robert Beers. The Engineer's comments were reviewed. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve this plan based upon the Engineer's review and approval of the revisions. (7-0) (Plan date 9/2/04) (Received 10/5/04) (Accepted 10/20/04) (**90-day review ends 1/20/05**) (SEO: No planning module required)

Emerson Chase Subdivision. (Preliminary Major Subdivision) Boucher & James, Inc. It was asked that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60-day 11/19/03, 5/19/04, 8/15/04) (Waiver 90-day 2/11/04, 10/16/04) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04, 11/17/04) (**90-day waiver will expire 1/13/05**) (SEO: Soils testing currently being performed by Del-Val soils)

Sketch Plan. None.

Business from the Planning Commission.

Comments for the Official Map-Revisions to Zoning & Saldo. Planning Director, David Albright explained to the Commission the revisions to the Zoning and Saldo map and asked for their comments to present to the Board of Supervisors. After a brief discussion, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to recommend approval of the revisions to the Zoning and Saldo Ordinances. (7-0)

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Matt Connell it was voted to adjourn at 8:03 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary

